

TITLE 8 DEVELOPMENT CODE
DIVISION 8: SPECIFIC USE DESIGN STANDARDS
CHAPTER 5: PLANNED DEVELOPMENTS.

Sections:

- 88.0501 Intent.
- 88.0515 General Regulations.
- 88.0520 Design Standards.

88.0501 Intent.

It is the purpose of this chapter to promote a more efficient use of the land and to create a more desirable and affordable living environment by providing greater design flexibility than would be possible through the strict application of standard development regulations required by a land use district. This chapter shall set forth those requirements, design standards and conditions by which planned development shall be regulated. For other regulations concerning Planned Developments, refer to Section 84.0250 in Division 4 of this Title.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990)

88.0515 General Regulations.

(a) DENSITY. The total density of a planned development shall be determined by the:

(1) General Plan Official Land Use District for the particular property. Increased densities may be granted by the reviewing authority through the bonus density or transfer of density provisions authorized by the General Plan and implemented by the Development Code, or a Specific Plan. However, density increases shall not be granted for that portion of a Planned Development for which only a Preliminary Development Plan has been approved. Lot sizes smaller than those required by the Land Use District may be approved for a Planned Development provided the overall lot density is not exceeded, except as otherwise allowed by this Title and/or the General Plan.

(2) Density Transfers. One hundred percent (100%) transfer of the density indicated on the San Bernardino County General Plan Official Land Use District is permitted within the project, provided all other performance criteria are met. This transfer of density may include a transfer of density from adjacent property for which development restrictions in favor of this project have been obtained.

(A) To be eligible for density transfer, adjacent private lands must meet the following criteria:

(I) Private lands from which the density is being transferred must be free of hazards or other physical constraints that prohibit the construction of residential dwellings.

(II) Private lands from which the density is being transferred must be shown on the General Plan as developable for residential dwellings.

(B) All open space within the project which has been created as a result of a density transfer must be common open space. Provided, however, in those circumstances when it is infeasible or impracticable for a private organization to adequately maintain and preserve the land as open space, such land may be dedicated to the public for open space purposes.

(C) The transferable density of slopes in areas covered by slope density formulas, such as wildland fire hazard areas, shall be determined by the following formula:

Maximum Unit Transferable Dwelling Density*	Average Slope
4.0 Dwelling Units/Acre	0% - <15%
2.0 Dwelling Units/Acre	15% - <25%
1.0 Dwelling Units/Acre	25% - <40%
.2 Dwelling Units/Acre	40% or more

* In no case shall the density be more than the maximum allowed by the land use district.

(3) Density Bonus.

(A) An additional bonus in dwelling-unit density, up to ten percent (10%) above that indicated in the General Plan Official Land Use District for the area, may be granted by the reviewing authority provided one (1) of the following criteria is met:

(I) A publicly valuable resource is provided, preserved or enhanced which would otherwise require the expenditure of public monies.

(II) A public or quasi-public item is provided above and beyond the normal expectations.

(III) An amenity, convenience or excellence in design is provided above and beyond normal expectations.

(B) In all cases, the granting of density bonuses must further the purpose and intent of the Planned Development provisions of this Title and the General Plan.

(b) ACCESSORY USES PERMITTED IN PLANNED RESIDENTIAL DEVELOPMENTS.

(1) All accessory uses permitted in the RS District shall be permitted in a Planned Residential Development, provided that such accessory uses are compatible with the approved PRD development plan.

(2) When the underlying land use district permits horse raising, and where the density of a Planned Development project does not exceed four (4) dwelling units per acre, horses shall be permitted in a PRD project as follows:

(A) On lots twenty thousand (20,000) square feet or greater subject to the regulations of the RS District.

(B) Where lots are less than twenty thousand (20,000) square feet, horses shall be permitted subject to the following conditions:

(I) Horses shall be clustered onto common lots.

(II) The maximum density of horses shall not exceed three and two-tenths (3.2) horses per gross acre of common lot area.

(III) All standards and regulations of the Department of Environmental Health Services shall apply.

(IV) Maintenance and management of the clustered facilities shall be provided by the property-owners' association.

(c) PHASING. In a phased development, safeguards shall be required in the form of easements or bonds or other commitments for open space requirements that will protect the integrity of the total project.

(d) SUBDIVISION. When a tentative subdivision map is filed with a planned development project, prior to recordation of the final subdivision map, the following items shall be filed with the appropriate agency:

(1) Documentation of easements, covenants, deeds, and Property Owner Association by-laws, restrictions and articles of incorporation.

(2) Sureties and performance bonds covering open space areas, dedicated public improvements, and other items as determined by the reviewing authority. The amount of the performance bonds shall be reviewed annually by the appropriate agency.

(e) REVISION OF APPROVED DEVELOPMENT PLANS. No revisions may be made in an approved Planned Development Site Plan or Final Development Plan before, during or after the construction of a planned development except upon application by the applicant to the appropriate reviewing authority, under the procedures provided below:

(1) Minor revisions such as in the location and siting of building and structures may be authorized by the Planning Officer, if required by engineering or other circumstances not foreseen at the time the development plan was approved. These revisions shall be made prior to recording the final subdivision map or the issuance of any building permits, whichever occurs first.

(2) Major revisions, such as changes in use, any significant rearrangement of lots, blocks and building tracts, any substantial changes in the provision of common open spaces and all other modifications shall be approved by the reviewing authority authorized to approve the plan being revised. The reviewing authority shall hold a public hearing to consider such major revisions. No amendments may be made in the approved development plan unless they are shown to be required by changes in conditions that have occurred since the development plan was approved or by changes in the General Plan, Specific Plan, or area plan.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3427 (1990)

88.0520 Design Standards.

(a) Unless specifically changed within this section, all adopted County ordinances, standards and policies apply to a Planned Development project, including those set forth in the San Bernardino County General Plan. The Planning Commission may alter adopted standards, where, in their opinion, the altered standards would more adequately serve the intent and purposes of the Planned Development provisions of the Code.

(b) CIRCULATION.

(1) The vehicular circulation pattern shall be designed such that:

(A) It provides adequate vehicular access to and within the project, in accordance with adopted County standards.

(B) It is coordinated with external transportation networks in terms of location and loads.

(C) It is integrated with the natural landscape and, where possible, parallels the natural drainage system.

(D) It is designed such that the noise levels from vehicular traffic shall comply with the Noise Quality Standards of the San Bernardino County General Plan.

(E) The planned development project, and each phase thereof, has two (2) points of vehicular ingress and egress from surrounding streets, one (1) of which may be emergency only. Where the applicant can show that this is a physical impossibility, this requirement may be modified by the local Fire Authority or County Fire Warden.

(F) Private streets are acceptable if they are built to County standards and are inspected by the County. However, right-of-way shall not be accepted by the County nor shall private streets be accepted into the County maintained road system.

(2) The pedestrian circulation pattern shall be designed such that:

(A) It is separated from vehicular traffic where possible and designed to discourage pedestrian crossing of the vehicular network, except at controlled points which are designed for pedestrian safety.

(B) Hard-surfaced, safely lighted pedestrian access to common open space, recreational areas, community facilities and other logical terminal points shall be provided.

(3) All common off-street parking areas shall be designed such that:

(A) They provide adequate, convenient, well-marked and safely lighted parking.

(B) With the exception of building-enclosed parking structures, they shall contain appropriate landscaping to minimize the effect of large areas of asphalt or concrete.

(4) Two (2) parking spaces per dwelling unit shall be provided. No tandem parking is permitted except in mountain areas. Guest parking, either on-street or in common parking areas, shall be provided at a ratio of one (1) space per two (2) dwelling units.

(c) OPEN SPACE.

(1) For the purposes of this chapter, open space within a planned development shall be the total area of land or water within the boundaries of a planned development, designed and intended for use and enjoyment as open space areas.

(A) Open space within a planned development shall include the following:

(I) Area of the site not covered by buildings, paved areas or accessory structures, except recreational structures.

(II) Land which is accessible and available to all occupants of the development for which the space is intended.

(B) Open space within a planned development does not include:

(I) Proposed and existing street rights-of-way and private streets.

(II) Open parking areas, driveways.

(III) School sites.

(IV) Commercial, industrial or office areas, and the buildings, accessory buildings, parking and loading facilities thereof.

(2) A residential planned development project shall have a minimum of forty (40%) private and common open space, not including balcony area.

(3) Each dwelling unit shall have a minimum contiguous private open space area as follows:

(A) Ground Floor — Two hundred twenty-five (225) square feet.

(B) Upper-story dwelling with no ground floor — sixty (60) square feet.

(4) Provisions for the maintenance and management of the common open space and common facilities shall be reviewed and approved by the reviewing authority. Such approval shall be based on the following criteria:

(A) The applicant shall establish a Property Owners' Association prior to the selling of any lot or occupancy of any dwelling unit.

(B) The Property-Owners' Association by-laws, restrictions and articles of incorporation shall include the necessary regulations required by the Federal Housing Administration. Other standards may be approved by the reviewing Housing Authority.

(d) SITE RESOURCE UTILIZATION.

(1) The planned development shall be designed and developed in such a manner as to minimize the cutting of trees, disturbance of ground cover, cut-and-fill work, drainage alteration and hillside development. All tree removals shall be in accordance with County permit procedures.

(2) All new dirt work and exposed slopes shall be suitably stabilized in accordance with Sections 68.001 through 68.024 of the San Bernardino County Code. Scarred and erosion-prone areas shall be stabilized with appropriate planting.

(3) A drainage analysis shall be prepared and shall accompany the application for a planned development.

(e) SITE AND STRUCTURE RELATIONSHIP.

(1) The spacing of buildings shall be governed by the requirements for adequate light and air, proper access, fire regulations and the need for visual and auditory privacy.

(2) Whenever possible, dwelling units shall be arranged to take advantage of views and vistas with consideration given to "micro" (subsections of the planned development) -- climate control and pleasing relationships of building mass.

(3) The planned development shall be designed to minimize the likelihood of criminal activity by:

(A) Minimizing those areas that are neither clearly private or public.

(B) Planting landscaping such that maximum observation is obtained while providing the desired degree of aesthetics.

(4) Building height, bulk and "micro" coverage are regulated only inasmuch as they meet the performance criteria set out above.

(5) No structure for human habitation shall be placed in an environmentally hazardous, fragile or unique area.

(f) PERIMETER.

(1) Adjacent properties to the planned development shall be protected from adverse influences of traffic, land uses, building scale and density by the combined use of screening, setbacks and land use location.

(2) Perimeter planning and coordination are required to assure continuity in the community facilities and services. The applicant shall demonstrate that the development proposal can be adequately served by community facilities and services without undue public expenditure.

(3) Planned development projects which are within Fire Safety (FS) Overlay Districts shall develop perimeter areas in accordance with standards set forth in that element.

Readopted Ordinance 3341 (1989), Amended Ordinance 3918 (2004),